



MARKET STREET, RADCLIFFE. M26 1HF



- Modern End Mews
- Three Fitted Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ensuite & Family Bathroom
- Gardens to Front & Rear
- Off Road Parking
- Popular Location



£220,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located in the popular area of Stoneclough and having access to wide ranging amenities and excellent transport links as well as views over the river to the rear, this modern end mews property is likely to attract a great deal of attention and early viewing is advised. The accommodation is well presented and briefly comprises entrance vestibule, lounge, dining area, fitted kitchen, three bedrooms (Master with ensuite) and a modern shower room. Externally the property enjoys driveway parking for upto two vehicles to the front with a good sized rear garden area having a brick built garage sized storage which has multiple uses including potential work from home space. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule Double glazed door to the front elevation leading into the vestibule with door leading into the lounge.

Lounge 15' 1" x 13' 9" (4.6m x 4.2m) Double glazed box bay window to the front elevation. Stairs lead off to the first floor landing. Radiator.

Dining Room 10' 10" x 7' 10" (3.3m x 2.4m) Double glazed French doors to the rear elevation. Laminate floor. Radiator. Under stairs storage. Opens onto the kitchen.

Kitchen 10' 10" x 5' 7" (3.3m x 1.7m) Double glazed window to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Four burner gas hob. Inset sink and drainer. Space for fridge freezer. Plumbed for washing machine. Central heating boiler. Extractor hood. Laminate floor.

First Floor Landing Stairs lead off the lounge to the first floor landing. Loft access. Overstairs storage.

Bedroom 1 13' 5" x 8' 2" (4.1m x 2.5m) Double glazed window to the front television. Fitted wardrobes. Radiator.

En-suite Three piece suite comprising shower, hand wash basin and dual flush WC. Extractor fan. Tiled floor. Tiled elevations.

Bedroom 2 9' 6" x 7' 7" (2.9m x 2.3m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom 3 9' 2" x 5' 3" (2.8m x 1.6m) Double glazed window to the front elevation. Fitted wardrobes. Radiator. Laminate floor

Shower Room 5' 11" x 5' 7" (1.8m x 1.7m) Double glazed window to the rear elevation. Three piece suite comprising: walk in shower, vanity sink with storage and close coupled W.C. Tiled floor. Tiled elevations.

Externally The front of the property enjoys a good sized garden area laid mainly to lawn with driveway parking spaces for up to two vehicles. The rear has an L-shaped sizable garden with wooden decking area leading off the dining room with steps leading down to the garden with flagged patio and large garage sized storage.

Storage 17' 1" x 16' 5" (5.2m x 5.0m) Brick build storage with power and lighting and separate internal room.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 4th August 1994, meaning that there are 963 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Council Tax The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is B rated which is at an approximate annual cost of £1,763 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or

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